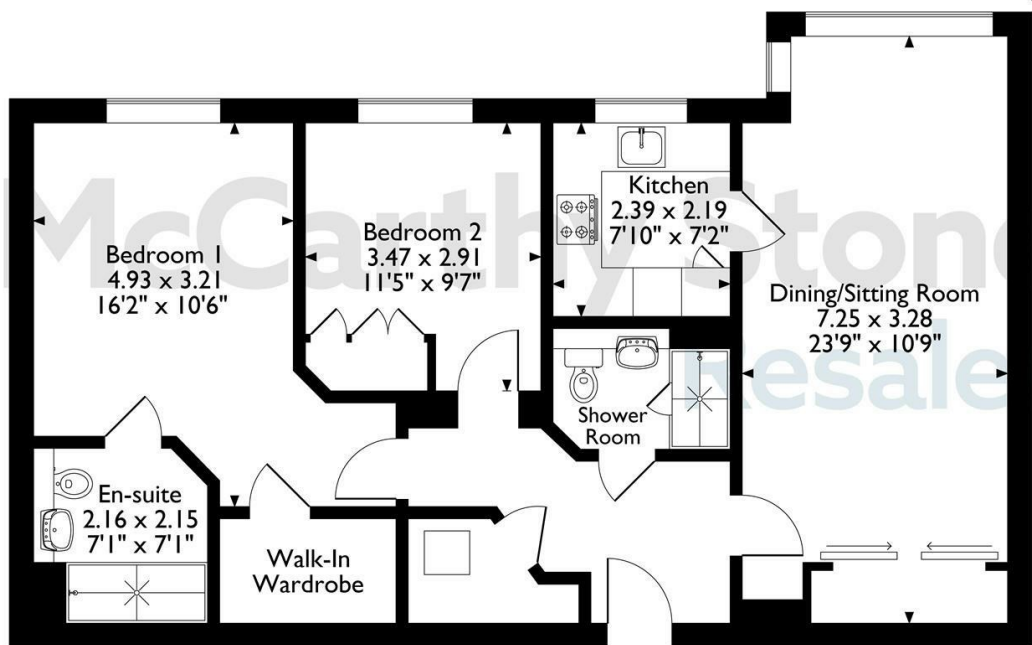


15 Wykeham Court, Winchester Road, Wickham, Fareham, Hampshire  
Approximate Gross Internal Area  
77 Sq M/829 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



15 Wykeham Court  
Winchester Road, Fareham, PO17 5EU



Asking price £330,000 Leasehold

Beautiful 2 Bedroom first floor retirement apartment set within Wykeham Court. The apartment offers a master suite with WALK IN WARDROBE and EN-SUITE Shower room and second well sized bedroom. The development is located next to a gold course with many local amenities near by.

Call us on 0345 556 4104 to find out more.



# Winchester Road, Wickham, Fareham

# 2 bed | £330,000

### Summary

Wykeham Court was built in 2015 as one of McCarthy and Stone's Retirement Living Platinum range and consists of one and two bedroom apartments. This delightful development has been designed with Retirement Living in mind and is exclusively for those aged 60 and over. From the beautifully landscaped gardens to the spacious resident's lounge, there is plenty of space for socialising at Wykeham Court. For a little more privacy, retreat back to your apartment and enjoy the luxury and comfort of the underfloor heating, Vent-axia air ventilation system, oak veneered doors, chrome door furniture and high-spec kitchen. As well as being equipped with a 24-hour security system and intruder alarm, for peace of mind, there is also a dedicated house manager and support on hand at this development if required. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. Within the complex there is the added bonus of a mobility scooter room which is fitted with charging points and a laundry room.

### Local Area

Wickham has a rich and varied history and is an enchanting market town bursting with character and surrounded by the beautiful countryside of Hampshire's Meon Valley. Although only a stone's throw away from the Cathedral City of Winchester, Southampton and Portsmouth, Wickham offers any visitor a wide range of independent shops, a variety of eateries and serene water meadows close by. The village also consists of some fascinating and historical buildings as well as Wickham Square with it's variety of shops, along with a post office & chemist. Also within the village square are two pubs and various eating establishments. The village has a well-regarded primary school along with a doctors surgery and parish church. The nearest railway station is in Fareham and a network of buses serves the surrounding towns and villages including Stubbington, Titchfield, Locks Heath and Swanwick. Fareham and the M27 can be found just over three miles south.

### Hallway

Front door with spy hole and letter box leads to the entrance hall

where the 24 hour Tunstall emergency response pull cord system is in place with illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard. Further doors lead to the bedrooms, living room and shower room.

### Living Room

A very well presented living/dining room which has ample space for a dining table. The dining area has a window overlooking the rear communal gardens. Two ceiling light points, ample raised power points and a TV & telephone point. Partially glazed door leads into the separate kitchen.

### Kitchen

The modern, fully fitted kitchen has high-gloss, white units and a marble effect roll top worktop. The integrated units include a dishwasher, fridge/freezer, waist-height electric oven, microwave, ceramic 4 ring electric hob with extractor hood over and a stainless steel sink and drainer unit with mixer tap which sits below an electric opening window with views across the communal gardens and golf course.

### Bedroom 1 with En Suite

A double bedroom with a spacious walk-in wardrobe with ample hanging space. TV and phone point, ceiling lights and power points. Door to en-suite shower room.

### En-Suite

Tiled with slip resistant floor tiling, walk-in with level access shower. Underfloor heating and grab rails. WC and Vanity unit with sink, heated towel rail, and shaver socket. Emergency pull cord.

### Bedroom 2

Well proportioned second bedroom with window and views of the landscaped gardens. Ceiling lights, built in wardrobe, raised electical sockets, TV and phone point.

### Shower Room

Tiled with slip resistant floor tiling, shower cubicle with glass screen. Underfloor heating and grab rails. WC and vanity unit with sink and mirror above, shaver socket. Heated towel rail.

### Service Charge (Breakdown)

- Cleaning of communal windows
- The apartment's underfloor heating costs
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge is £6,031.50 until 30/09/2026 , he service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

### Leasehold

Lease length: 999 Years from 2015  
Ground rent: £425 p.a.  
Ground rent review: 2030  
Managed by: McCarthy and Stone Management Services

### Car Parking

Parking is by allocated space, subject to availability. The fee is £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

